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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: RIDGE RISE MULTI-FAMILY SITE PLAN
PROJECT LOCATION: OFF NYS ROUTE 32
SECTION 35 – BLOCK 1 – LOT 112
PROJECT NUMBER: 04-27
DATE: 25 OCTOBER 2006
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF THE 30+
ACRE PARCEL INTO A 125-UNIT MULTI-FAMILY DEVELOPMENT
WITH 23 MULT-FAMILY STRUCTURES AND A CLUBHOUSE
BUILDING. THE PLANS WERE PREVIOUSLY REVIEWED AT THE
13 OCTOBER 2004 PLANNING BOARD MEETING.

1. The submitted plans are very conceptual in nature. The application “has been around” for quite a while with very little activity (in fact the most active aspect is that the engineers have changed three times). The unit count has changed from 126 to 125.

I have made a *very cursory review* of these plans and note the following items for the Board's further discussion:

- The project proposes 125 units, and a driveway is provided for each of the units. For the 23 buildings, unit count varies from four to six units per building.
- There are two buildings numbered 21, none numbered 19. Fix.
- Handicapped marked spaces are provided within the “visitor parking”. I question if this is required. The handicapped spaces at the clubhouse as shown, are required.
- Some sidewalks are shown on the plan. Further refinement to provide pedestrian connections between buildings, parking areas, mailbox gazebos, recycling structures, etc. should occur on subsequent plans. Applicant's consultants should revisit this issue.

REGIONAL OFFICES

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- A full SWPPP must be submitted as soon as possible.
 - An emergency access connection is shown to the roadway serving Washington Green. I support this connection. Details regarding proper authorization should be pursued with the HOA of that adjoining project. An additional emergency access is shown at the drive on the southwest side of the U-Haul site.
 - Refer to note 12 on sheet 2, which deals with the manner in which refuse and recycling will be addressed. This aspect should be discussed early in the process.
 - If not already submitted, a full EAF should be required.
2. The Planning Board issued a Lead Agency Coordination letter for the project during October 2004. Due to the time delay, and the change in plans, I recommend it be recirculated. The applicant should submit eight (8) sets of these drawings (folded) and the full EAF for this purpose.
 3. This project is adjoining NYS Route 32 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). I will coordinate this referral with the Planning Board secretary.
 4. A referral is needed to the NYSDOT. I suggest we await more detailed plans for this referral.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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